

May 18, 2012

GLORIA L. FRANKLIN, CLERK  
U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

**LAW OFFICES OF LES ZIEVE**  
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The following constitutes  
 the order of the court. Signed May 18, 2012

Counsel for Movant

  
 Roger L. Efremsky  
 U.S. Bankruptcy Judge

**UNITED STATES BANKRUPTCY COURT**  
**NORTHERN DISTRICT OF CALIFORNIA**  
**OAKLAND DIVISION**

In re	)	Bk. No: 10-43340
	)	
Clofas Guajardo Morales and Mary Rosario	)	R.S. No. LAZ49-29-2
Morales,	)	
	)	CHAPTER 13
Debtor.	)	
	)	<b>ORDER VACATING AUTOMATIC</b>
	)	<b>STAY</b>
The Bank of New York, Mellon Trust	)	
Company, National Association as grantor	)	Date: May 9, 2012
trustee of the Protium Master Grantor Trust,	)	Time: 1:30 p.m.
its assignees and/or successors in interest,	)	Place: Courtroom 201
	)	U.S. Bankruptcy Court
Movant,	)	1300 Clay Street
vs.	)	Oakland, CA
	)	
Clofas Guajardo Morales and Mary Rosario	)	
Morales,	)	
Martha G. Bronitsky, Trustee,	)	
	)	
Respondents.	)	
	)	

Movant's Motion For Relief From the Automatic Stay came on for hearing at the above-referenced time and place, the Honorable Roger L. Efremsky, presiding. Movant appeared through its counsel, Daniel I. Singer, Esq. All other appearances, if any, were duly noted on the record.

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1           The Court, having considered the pleadings including the evidence attached  
2 thereto and the arguments presented, makes its Order as follows:

3           **IT IS HEREBY ORDERED** that the Automatic Stay in the above-entitled  
4 Bankruptcy case is vacated and extinguished effective immediately for all purposes as to  
5 Movant's interest in the subject property generally described as **1110 Quail Valley Run,**  
6 **Oakley, California 94561** and specifically described in Document No. 2007-0204089-00,  
7 recorded on July 16, 2007, in Contra Costa County, California. Movant may proceed with a  
8 foreclosure sale of the subject property in accordance with applicable state law. Movant may  
9 thereafter take any action allowed by state law to obtain complete possession of the subject  
10 property.

11           **IT IS FURTHER ORDERED** that with respect to the Debtor and the Chapter  
12 7 Trustee, the Automatic Stay in this case is vacated effective immediately regarding Movant's  
13 interest in the subject property described above.

14           **IT IS FURTHER ORDERED** that Movant be permitted to offer and provide  
15 Debtors with information regarding a potential Forbearance Agreement, Loan Modification,  
16 Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and to enter into  
17 such agreement with Debtors.

18           **IT IS FURTHER ORDERED** that the 14-day stay set forth in Federal Rule of  
19 Bankruptcy Procedure 4001(a)(3) is waived.

20                           **\*\*END OF ORDER\*\***  
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**COURT SERVICE LIST**

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